

Existing Home Sales - Tennessee - 1996-2005

MSA/County	Volume									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
State Total	57,450	56,863	62,422	62,267	57,103	58,787	60,765	62,558	72,436	81,190
Anderson*	660	576	700	742	737	681	721	748	876	1,006
Bedford	423	366	426	391	412	388	469	542	534	551
Benton	62	76	57	77	73	49	101	109	123	160
Bledsoe	28	38	30	39	45	45	46	72	47	63
Blount*	1,155	1,095	1,153	1,099	1,216	1,273	1,370	1,590	1,617	1,952
Bradley**	859	839	897	986	842	928	874	972	1,152	1,449
Campbell	352	313	302	341	308	288	259	318	348	828
Cannon**	95	98	92	96	82	80	94	101	125	241
Carroll	159	250	208	241	256	203	167	208	208	298
Carter*	225	365	112	214	307	342	420	354	497	536
Cheatham*	329	318	391	415	331	394	421	472	508	617
Chester*	81	81	131	116	112	76	87	107	137	150
Claiborne	136	118	134	127	139	168	151	146	208	217
Clay	19	26	32	29	33	37	57	31	36	44
Cocke	82	90	174	128	91	145	140	150	143	185
Coffee	523	516	566	632	491	508	531	547	622	721
Crockett	77	52	120	94	70	90	76	91	119	103
Cumberland	470	478	495	507	550	479	563	700	803	971
Davidson*	8,557	8,024	8,749	6,431	6,390	8,313	7,882	8,485	9,000	10,705
Decatur	72	58	71	75	63	57	50	63	98	98
DeKalb	158	157	150	185	172	125	161	153	177	226
Dickson*	427	348	450	459	359	365	416	479	492	608
Dyer	439	395	412	393	322	320	333	376	434	510
Fayette*	132	174	213	208	179	164	189	247	282	327
Fentress	98	69	100	96	57	67	68	76	103	134
Franklin	336	382	280	364	367	338	324	407	439	460
Gibson	477	443	397	474	410	365	369	341	435	505
Giles	191	207	215	233	212	224	222	259	266	284
Grainger**	48	45	70	62	66	84	77	95	102	108
Greene	349	471	450	441	399	395	379	496	601	653
Grundy	73	63	44	69	61	52	49	78	73	93
Hamblen**	647	612	601	622	506	457	464	653	737	816
Hamilton*	3,050	3,541	3,903	3,163	3,431	2,223	3,797	3,356	5,029	5,116
Hancock	19	21	15	28	20	35	18	18	14	29
Hardeman	182	148	157	151	145	133	113	144	178	198
Hardin	108	168	155	195	160	130	170	255	337	378
Hawkins*	228	294	227	363	316	315	345	345	429	529
Haywood	136	165	176	184	121	97	122	131	155	169
Henderson	178	139	184	212	174	122	133	169	197	208
Henry	189	207	226	238	246	216	254	279	333	406
Hickman**	153	132	132	159	157	134	157	183	155	193
Houston	51	46	48	59	42	38	51	55	71	77
Humphreys	105	113	100	125	128	128	130	161	150	200
Jackson	55	47	50	33	68	53	63	68	60	83
Jefferson**	301	298	321	341	349	393	413	419	445	559
Johnson	59	97	55	43	77	62	125	74	119	119
Knox*	3,692	3,736	5,035	5,161	5,615	4,640	5,004	3,572	1,342	1,563
Lake	42	29	48	32	39	29	29	32	34	39
Lauderdale	143	137	172	164	155	134	122	138	187	164
Lawrence	298	257	370	337	324	310	300	157	396	426
Lewis	111	81	79	86	94	75	70	73	96	141
Lincoln	255	311	293	313	252	248	291	311	315	325
Loudon*	337	299	384	459	442	423	437	480	578	663

	Median Price									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
	\$78,595	\$82,000	\$87,500	\$91,875	\$96,250	\$100,625	\$105,000	\$112,500	\$118,500	\$125,000
	\$72,000	\$75,000	\$75,250	\$77,100	\$80,000	\$85,000	\$88,100	\$90,000	\$96,000	\$105,500
	\$54,000	\$61,000	\$64,000	\$70,000	\$72,000	\$78,750	\$75,000	\$80,000	\$85,000	\$92,000
	\$39,600	\$45,000	\$53,000	\$52,000	\$52,500	\$51,000	\$65,000	\$75,000	\$66,500	\$69,250
	\$38,675	\$44,000	\$45,600	\$60,000	\$60,000	\$60,000	\$58,750	\$68,375	\$73,000	\$84,000
	\$81,900	\$84,000	\$90,000	\$96,200	\$100,885	\$107,000	\$112,500	\$118,475	\$124,000	\$135,000
	\$67,000	\$74,000	\$77,900	\$83,000	\$87,250	\$92,000	\$90,000	\$100,000	\$110,000	\$114,800
	\$49,900	\$53,000	\$60,000	\$63,600	\$65,000	\$66,438	\$74,000	\$78,700	\$82,200	\$90,000
	\$54,500	\$64,700	\$65,000	\$75,250	\$75,000	\$73,500	\$78,250	\$80,000	\$84,900	\$89,900
	\$45,000	\$48,950	\$55,000	\$52,500	\$55,000	\$57,500	\$61,500	\$60,000	\$60,650	\$66,250
	\$46,000	\$54,000	\$65,500	\$71,500	\$70,000	\$70,750	\$72,700	\$73,750	\$82,520	\$86,950
	\$85,900	\$90,000	\$99,500	\$109,000	\$108,800	\$113,950	\$109,000	\$115,200	\$120,000	\$129,900
	\$57,000	\$52,500	\$61,000	\$65,350	\$72,750	\$71,600	\$80,000	\$75,000	\$92,500	\$83,125
	\$55,000	\$58,700	\$56,000	\$65,000	\$64,900	\$66,750	\$68,500	\$70,750	\$79,200	\$88,500
	\$36,000	\$40,000	\$35,000	\$55,000	\$46,000	\$48,500	\$48,000	\$45,500	\$55,000	\$65,000
	\$40,000	\$47,500	\$55,000	\$60,000	\$69,000	\$60,000	\$72,250	\$82,100	\$80,000	\$87,500
	\$59,750	\$62,000	\$69,900	\$75,000	\$73,500	\$81,000	\$83,500	\$83,500	\$90,000	\$100,000
	\$43,000	\$50,000	\$46,250	\$56,000	\$55,000	\$50,000	\$60,750	\$63,000	\$65,000	\$66,000
	\$66,000	\$64,500	\$75,000	\$72,000	\$79,870	\$85,500	\$85,000	\$92,500	\$98,000	\$111,000
	\$90,000	\$95,000	\$102,500	\$112,900	\$113,000	\$118,500	\$122,700	\$131,235	\$139,900	\$143,000
	\$35,000	\$35,744	\$35,900	\$39,000	\$44,000	\$48,500	\$46,500	\$54,900	\$54,200	\$52,926
	\$57,250	\$63,000	\$62,500	\$68,000	\$66,000	\$74,750	\$78,000	\$84,500	\$85,000	\$85,125
	\$74,000	\$72,250	\$83,700	\$87,000	\$91,000	\$94,900	\$97,000	\$99,900	\$107,550	\$111,250
	\$55,500	\$64,000	\$67,000	\$63,000	\$65,853	\$80,000	\$70,000	\$76,663	\$83,000	\$78,500
	\$86,250	\$90,000	\$104,500	\$97,500	\$108,500	\$121,500	\$120,000	\$135,000	\$131,500	\$145,000
	\$35,250	\$43,300	\$45,000	\$45,555	\$53,000	\$56,000	\$51,400	\$62,500	\$55,000	\$65,500
	\$65,750	\$71,450	\$79,000	\$79,250	\$74,600	\$86,875	\$89,200	\$86,750	\$95,000	\$105,000
	\$45,000	\$50,500	\$59,000	\$57,000	\$59,250	\$65,000	\$68,500	\$74,600	\$72,500	\$76,500
	\$52,000	\$58,500	\$64,000	\$64,000	\$65,200	\$69,250	\$65,000	\$74,714	\$77,500	\$83,250
	\$52,450	\$40,000	\$61,450	\$57,750	\$66,750	\$70,450	\$74,000	\$78,000	\$83,000	\$84,900
	\$58,000	\$64,000	\$65,750	\$73,400	\$73,000	\$78,500	\$80,000	\$80,250	\$82,900	\$92,000
	\$30,350	\$40,000	\$39,500	\$41,000	\$37,200	\$36,900	\$55,000	\$50,000	\$56,500	\$58,000
	\$72,000	\$73,400	\$78,000	\$86,000	\$88,450	\$91,000	\$92,185	\$97,900	\$100,500	\$111,600
	\$80,000	\$80,500	\$87,200	\$89,900	\$95,000	\$105,000	\$105,000	\$113,850	\$117,500	\$123,000
	\$32,500	\$35,000	\$37,000	\$38,250	\$35,250	\$54,000	\$59,250	\$63,725	\$69,500	\$69,500
	\$45,000	\$47,000	\$50,000	\$55,000	\$62,000	\$63,000	\$65,000	\$65,250	\$70,500	\$73,000
	\$43,700	\$49,750	\$61,900	\$64,500	\$65,000	\$65,900	\$68,450	\$80,000	\$80,000	\$72,050
	\$60,500	\$67,000	\$67,500	\$75,000	\$73,750	\$85,000	\$84,000	\$88,000	\$89,900	\$93,000
	\$58,750	\$60,000	\$68,000	\$69,700	\$65,000	\$83,000	\$74,250	\$80,000	\$79,200	\$85,000
	\$50,000	\$60,000	\$63,000	\$65,000	\$70,000	\$74,500	\$72,500	\$76,350	\$81,875	\$79,450
	\$51,000	\$55,000	\$65,000	\$61,141	\$65,000	\$67,250	\$67,750	\$74,000	\$75,000	\$79,750
	\$58,500	\$60,500	\$65,000	\$65,700	\$69,900	\$72,250	\$72,500	\$73,000	\$90,000	\$86,500
	\$40,800	\$41,900	\$44,500	\$49,000	\$40,500	\$56,750	\$55,000	\$63,500	\$70,000	\$57,500
	\$49,500	\$55,800	\$60,000	\$68,000	\$63,500	\$66,250	\$76,500	\$75,000	\$69,650	\$79,100
	\$45,000	\$46,000	\$53,700	\$51,000	\$57,150	\$61,600	\$59,000	\$66,500	\$56,500	\$65,300
	\$69,000	\$70,700	\$75,000	\$81,000	\$87,500	\$93,000	\$94,300	\$102,000	\$110,000	\$118,000
	\$45,000	\$43,000	\$50,000	\$63,500	\$63,000	\$85,000	\$72,000	\$65,750	\$84,700	\$94,900
	\$87,425	\$89,900	\$91,500	\$95,000	\$95,000	\$105,900	\$108,850	\$115,000	\$112,550	\$128,500
	\$39,750	\$40,000	\$32,050	\$36,900	\$45,000	\$45,000	\$41,400	\$41,025	\$52,000	\$47,675
	\$41,000	\$45,000	\$50,000	\$54,000	\$59,200	\$59,000	\$57,750	\$63,450	\$65,000	\$75,000
	\$50,375	\$58,500	\$62,000	\$65,500	\$65,000	\$65,000	\$69,950	\$74,000	\$65,357	\$68,100
	\$45,000	\$48,000	\$48,717	\$57,400	\$54,500	\$64,300	\$62,500	\$65,000	\$65,750	\$72,750
	\$57,300	\$60,000	\$60,500	\$66,000	\$67,000	\$67,500	\$69,500	\$75,000	\$77,000	\$82,000
	\$68,680	\$69,900	\$86,750	\$90,000	\$95,000	\$100,000	\$105,000	\$113,000	\$131,369	\$136,750

Existing Home Sales - Tennessee - 1996-2005

MSA/County	1996	1997	1998	1999	Volume		2002	2003	2004	2005
					2000	2001				
Macon**	142	148	139	173	131	140	164	178	216	221
Madison*	1,049	1,105	1,265	1,300	1,129	1,105	1,184	1,338	1,268	1,609
Marion*	145	137	184	161	177	127	132	225	210	235
Marshall	242	277	317	327	281	261	228	314	325	380
Maury	712	647	695	856	731	723	778	856	980	1,143
McMinn	289	372	366	376	321	342	310	421	488	580
McNairy	144	160	176	161	126	112	134	150	225	267
Meigs	40	40	51	68	61	57	56	67	71	76
Monroe	227	212	226	301	235	237	288	303	369	458
Montgomery*	1,535	1,408	1,734	1,693	1,495	1,491	1,760	1,791	2,592	2,621
Moore	30	36	40	53	38	37	29	39	62	64
Morgan	70	72	70	56	56	56	62	50	76	93
Obion	232	323	286	325	275	221	272	250	290	338
Overton	91	91	105	105	110	88	71	60	127	163
Perry	56	53	60	73	49	64	54	53	54	51
Pickett	41	39	27	40	30	20	40	22	31	59
Polk	77	79	98	77	99	86	84	106	98	137
Putnam	601	556	659	713	451	590	547	684	807	907
Rhea	157	159	193	219	186	189	182	152	251	276
Roane	443	427	460	444	435	424	428	419	505	586
Robertson*	531	511	557	585	539	515	521	610	708	841
Rutherford*	2,173	2,168	2,168	2,511	2,394	2,332	2,500	2,749	3,184	3,752
Scott	58	68	67	45	53	81	60	76	92	52
Sequatchie**	97	60	73	56	91	94	77	130	123	94
Sevier	643	668	847	1,012	556	687	747	796	842	978
Shelby*	11,078	10,925	11,602	12,348	9,783	11,554	10,089	9,071	13,484	13,384
Smith**	129	144	132	154	137	138	139	152	440	215
Stewart**	79	56	55	78	69	81	88	82	104	125
Sullivan*	1,773	1,655	1,619	1,857	1,635	1,693	1,901	2,093	1,904	2,438
Sumner*	1,578	1,402	1,770	1,839	1,566	1,704	1,699	1,942	2,345	2,589
Tipton*	452	482	470	477	444	424	480	526	548	709
Trousdale**	44	53	39	48	47	44	61	49	71	75
Unicoi*	49	143	147	84	170	117	134	163	113	147
Union*	73	73	72	83	80	61	88	97	110	136
Van Buren	13	23	18	30	27	17	23	25	26	39
Warren	391	327	326	334	325	289	294	352	342	394
Washington*	1,124	1,069	1,149	1,263	1,177	1,187	1,242	1,456	1,590	1,749
Wayne	95	95	78	92	69	67	86	85	105	96
Weakley	231	226	314	313	291	251	287	227	287	341
White	152	119	169	177	164	159	139	103	257	248
Williamson*	1,876	1,859	2,060	2,024	2,051	2,346	2,412	2,953	3,146	3,603
Wilson*	1,057	987	1,187	1,104	1,006	1,138	1,221	1,457	1,608	1,717

1996	1997	1998	1999	Median Price		2002	2003	2004	2005
				2000	2001				
\$44,300	\$45,000	\$46,000	\$52,500	\$58,000	\$60,000	\$58,000	\$64,000	\$66,000	\$68,000
\$74,900	\$75,000	\$81,000	\$82,125	\$85,000	\$90,000	\$89,000	\$92,850	\$98,000	\$103,900
\$60,000	\$65,000	\$67,500	\$76,500	\$84,000	\$75,000	\$85,000	\$88,000	\$87,750	\$83,000
\$60,800	\$64,500	\$68,000	\$71,000	\$72,500	\$76,300	\$80,000	\$78,000	\$85,000	\$86,850
\$81,000	\$85,000	\$87,500	\$89,900	\$94,800	\$98,000	\$98,000	\$100,000	\$111,890	\$118,500
\$56,000	\$60,000	\$64,500	\$74,250	\$75,000	\$75,000	\$82,000	\$85,000	\$82,250	\$91,500
\$45,950	\$47,150	\$45,000	\$51,000	\$56,250	\$59,450	\$61,400	\$60,000	\$65,000	\$67,000
\$55,500	\$69,000	\$71,500	\$75,000	\$81,500	\$91,500	\$97,950	\$110,000	\$102,000	\$126,000
\$55,000	\$54,950	\$57,000	\$63,000	\$74,000	\$71,500	\$78,000	\$83,466	\$86,500	\$98,000
\$73,500	\$76,000	\$80,000	\$81,500	\$83,950	\$87,700	\$88,500	\$94,500	\$95,900	\$102,500
\$54,500	\$55,600	\$59,250	\$76,250	\$66,500	\$83,500	\$94,000	\$92,000	\$103,000	\$108,000
\$38,900	\$49,900	\$46,200	\$49,630	\$63,500	\$54,000	\$62,500	\$55,000	\$71,100	\$83,000
\$53,875	\$50,500	\$57,440	\$55,000	\$65,000	\$65,500	\$65,750	\$69,950	\$77,000	\$75,000
\$50,000	\$49,900	\$60,000	\$57,500	\$65,000	\$60,000	\$63,000	\$75,000	\$68,000	\$74,900
\$33,400	\$40,000	\$43,400	\$40,000	\$38,000	\$40,000	\$48,971	\$46,500	\$55,041	\$47,000
\$44,900	\$50,000	\$56,500	\$69,200	\$79,750	\$62,100	\$64,469	\$64,500	\$75,000	\$82,500
\$42,673	\$52,900	\$49,950	\$52,000	\$60,000	\$74,500	\$71,700	\$82,900	\$76,000	\$77,700
\$74,500	\$75,000	\$80,000	\$82,000	\$82,000	\$87,350	\$93,000	\$94,850	\$100,000	\$109,900
\$62,500	\$65,000	\$65,000	\$73,000	\$75,850	\$83,500	\$83,750	\$92,900	\$94,000	\$107,250
\$65,000	\$69,900	\$77,000	\$76,500	\$83,000	\$89,125	\$89,900	\$107,000	\$115,600	\$118,000
\$80,000	\$84,900	\$95,000	\$100,352	\$103,000	\$112,000	\$117,500	\$119,000	\$123,950	\$129,900
\$89,900	\$94,450	\$99,900	\$103,000	\$106,000	\$112,000	\$114,900	\$119,000	\$123,000	\$130,000
\$43,000	\$32,570	\$44,000	\$41,000	\$50,000	\$59,900	\$56,500	\$58,850	\$66,500	\$67,750
\$49,000	\$50,325	\$66,900	\$72,500	\$68,000	\$71,900	\$71,650	\$79,950	\$85,000	\$93,800
\$90,000	\$95,000	\$105,000	\$110,000	\$109,000	\$117,500	\$118,900	\$129,000	\$132,000	\$150,350
\$82,500	\$86,000	\$93,950	\$95,000	\$100,000	\$108,500	\$115,000	\$123,600	\$139,000	\$145,000
\$54,900	\$60,000	\$70,000	\$73,500	\$70,000	\$79,000	\$82,000	\$79,000	\$84,500	\$90,000
\$57,132	\$61,000	\$68,000	\$60,000	\$70,000	\$72,500	\$78,000	\$77,250	\$82,000	\$80,000
\$73,000	\$75,000	\$77,000	\$78,000	\$80,000	\$89,900	\$87,500	\$88,000	\$94,500	\$98,500
\$95,950	\$103,000	\$110,000	\$112,900	\$122,500	\$125,000	\$126,000	\$133,000	\$141,400	\$146,500
\$73,900	\$77,750	\$84,000	\$88,000	\$90,000	\$100,000	\$105,400	\$108,250	\$116,000	\$119,900
\$49,500	\$60,000	\$63,500	\$65,000	\$72,500	\$58,950	\$65,750	\$82,900	\$83,000	\$83,000
\$63,500	\$62,000	\$70,000	\$78,950	\$75,000	\$78,000	\$80,000	\$96,000	\$90,000	\$104,000
\$58,000	\$60,000	\$69,900	\$76,000	\$75,000	\$77,000	\$79,950	\$84,100	\$93,200	\$96,250
\$44,000	\$38,000	\$48,500	\$50,000	\$58,500	\$59,000	\$45,000	\$59,000	\$65,450	\$62,900
\$57,000	\$59,000	\$60,500	\$64,000	\$67,500	\$67,000	\$66,625	\$68,750	\$67,750	\$73,950
\$75,000	\$79,900	\$86,000	\$89,500	\$90,000	\$96,900	\$97,200	\$103,550	\$109,000	\$119,000
\$35,000	\$38,750	\$34,500	\$36,500	\$40,108	\$38,000	\$35,000	\$50,000	\$53,000	\$50,750
\$50,000	\$51,500	\$53,750	\$60,000	\$53,500	\$62,000	\$60,000	\$62,800	\$64,000	\$66,000
\$50,000	\$58,000	\$62,000	\$59,900	\$62,000	\$67,000	\$66,500	\$65,000	\$73,168	\$74,700
\$168,950	\$173,900	\$180,000	\$186,000	\$196,500	\$205,000	\$208,000	\$220,000	\$230,800	\$250,000
\$107,500	\$115,000	\$124,450	\$132,950	\$131,500	\$133,500	\$135,200	\$140,000	\$150,000	\$155,500

*MSA Counties

**Redefined MSA areas and MSA counties--effective 2003

Note: Previously Tri-Cities area are now divided, establishing the new Johnson City and Kingsport-Bristol MSAs.

Note: Nashville MSA was redefined with five additional counties and renamed Nashville-Davidson--Murfreesboro, TN MSA

Source: THDA tabulations of home sales data obtained from the Property Assessment Division, Comptroller's Office, State of TN.